

# **The Zoning Ordinance for the Town of Fountain Hills**

## **Chapter 7**

### **PARKING AND LOADING REQUIREMENTS**

#### **Sections:**

- 7.01 Purpose.**
- 7.02 General Regulations.**
- 7.03 Design and Location of Parking Spaces.**
- 7.04 Schedule of Required Off-Street Spaces.**

#### **Section 7.01 Purpose.**

The purpose of this Chapter is to alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use to which the property is put. It is the further purpose of this Section to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking.

#### **Section 7.02 General Regulations.**

##### **A. Parking Space Size.**

1. **Regular Parking Space.** A regular parking space shall mean an area of not less than one hundred seventy-one (171) square feet, with a minimum width of nine (9) feet, and minimum depth of nineteen (19) feet, which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.
2. **Parking Space for Vehicles Carrying People with Disabilities.** A parking space for vehicles carrying persons with disabilities shall mean an area of not less than two hundred nine (209) square feet, with a minimum width of eleven (11) feet, and minimum depth of nineteen (19) feet. In addition to the parking stall there shall be a five (5) foot wide access aisle adjacent to and on the right side of each parking space. The space shall be specifically designated and used for the parking of an automobile, passenger van or light truck, exclusive of all driveways and accessways, that is designated as a vehicle permitted to park in such a parking space.

- B. Permits.** An applicant for plan review, development review, or a building permit must submit plans showing the off-street parking required by this Section. These plans must show locations, arrangement, and dimensions of the off-street parking, turning spaces, drives, aisles, and ingress and egress, and must be approved by the Zoning Administrator. Whenever a permit has been issued in compliance with the requirements of this Section, subsequent use of the structure, or use of the land is conditioned upon the unqualified availability of off-street parking as shown in the approved plans.

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### **C. Alterations, Additions, and Expansion of a Business.**

1. A new use, addition, or alteration of a building shall not be approved if it would create or increase a deficit in the amount or type of off-street parking.
2. It is unlawful to reduce the amount of existing parking below the minimum amount or type of parking spaces required by this Section without first supplying other spaces as are required.
3. If a building or business is destroyed, and if it is allowed to be reconstructed subject to the provisions of Chapter 4, it shall be required to provide only the number of parking spaces which existed prior to the destruction.
4. If a business expands, it shall, in addition to the parking spaces in existence prior to such expansion, be required to provide only the number and type of additional parking spaces necessitated by the expansion.

### **D. Parking Garage.** All garage or other space allocated for the parking of vehicles, within buildings, basements, or on roofs of buildings, shall be considered part of the off-street parking facilities and may be included as such in computing the parking area requirements.

### **E. Access:** All off-street parking shall have access from a public street or alley.

### **F. Ingress, Egress, Internal Traffic Circulation.** Off-street parking and loading facilities, and pedestrian ways shall be designed so as to promote safety and convenience and so that traffic visibility is not obstructed.

## **Section 7.03 Design and Location of Parking Spaces.**

### **A. Single-Family Residences, Mobile Homes, and Multiple-Family Residences of Four (4) or Less Dwelling Units.**

1. Location: Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve. Parking lots for model homes may be located on an adjacent lot owned by the owner of the model home.
2. Surfacing: Off-street parking spaces, driveways, and access ways shall be properly surfaced and graded to prevent impoundment of surface water in a manner satisfactory to the Town engineer. Other than single-family detached residential driveways having a slope of less than five percent, all parking spaces, driveways and access ways shall be surfaced with asphaltic concrete, pavement bricks or cement concrete.
3. Driveways: Driveways and access ways shall be not less than ten (10) feet wide for one-way traffic, and not less than twenty (20) feet wide for two-way traffic.

### **B. All Uses Except as Provided Above.**

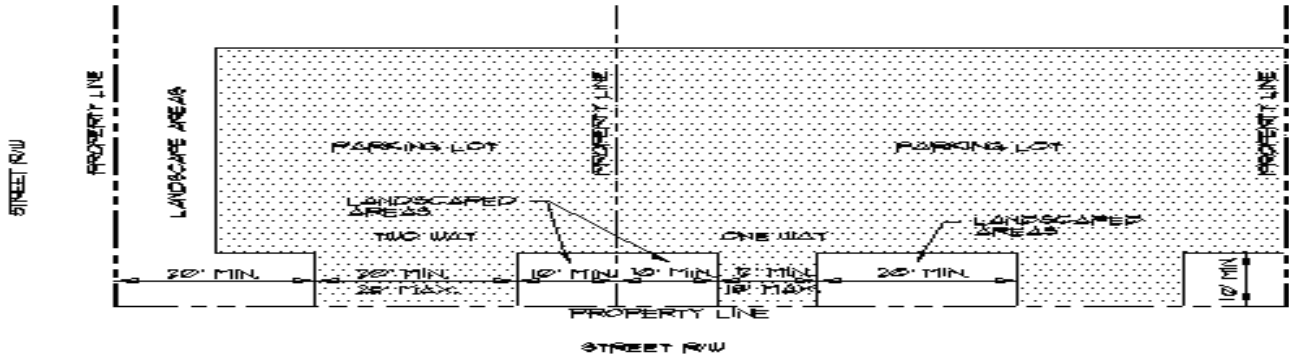
1. Location: Required off-street parking shall be located within three hundred (300) feet of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot.

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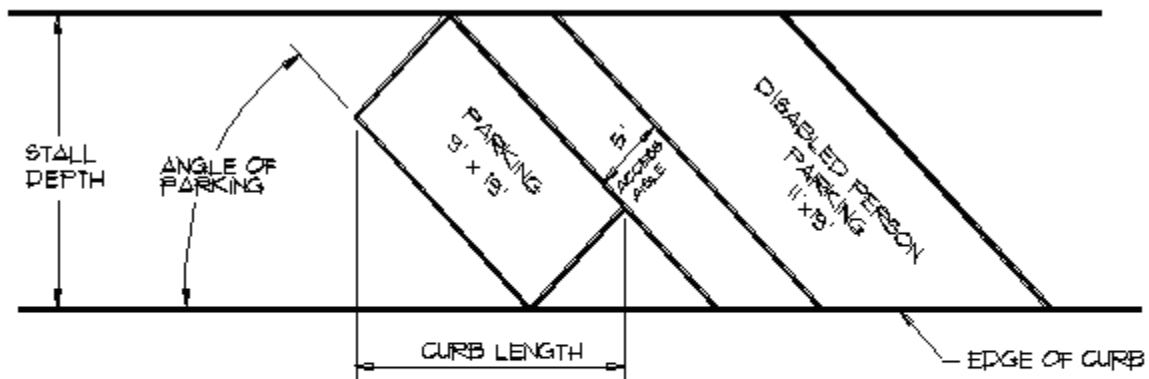
Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measure.

2. Off-Street Parking: Off-street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing: All off-street parking areas, access ways, and driveways shall be improved with concrete, pavement bricks, or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the Town Engineer.
4. Curbing: A six-inch-wide by six-inch-high curb or bumper guard shall be installed along all property lines bordering the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line.
5. Landscaping: In addition to the perimeter landscaping, a minimum of five percent of the interior parking lot must be landscaped in accordance with a landscape plan submitted to and approved by the Community Development Department. Such landscaping must be maintained for the duration of the use of the parking lot. Landscaping shall be developed in accordance with the standards of Article VI, Section 605.C.1-5 Non-Abutting Areas of the *Subdivision Ordinance of the Town of Fountain Hills*. Areas proposed to be landscaped may be irrigated by an automatically timed system.
6. Design: As indicated in the diagram below, all areas of the parking lot with the exception of necessary points of ingress and egress, shall be no closer than ten (10) feet from all street or alley property lines. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways, and plazas in a manner acceptable to the Planning and Zoning Commission. Access to off-street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty (20) feet and a maximum width of twenty-eight (28) feet, or two (2) one-way driveways each with a minimum width of twelve (12) feet and a maximum width of fifteen (15) feet. No access driveway shall be located closer than twenty (20) feet from a street intersection or other access driveway, nor any closer than ten (10) feet from any property line unless a joint use access driveway is approved by the Town Engineer.
7. Dimensions: Arrangements of parking spaces within the parking lot and drive-way widths shall conform with the following requirements: Parking layout dimension (in feet) for 9 feet by 19 feet stalls at various angles.

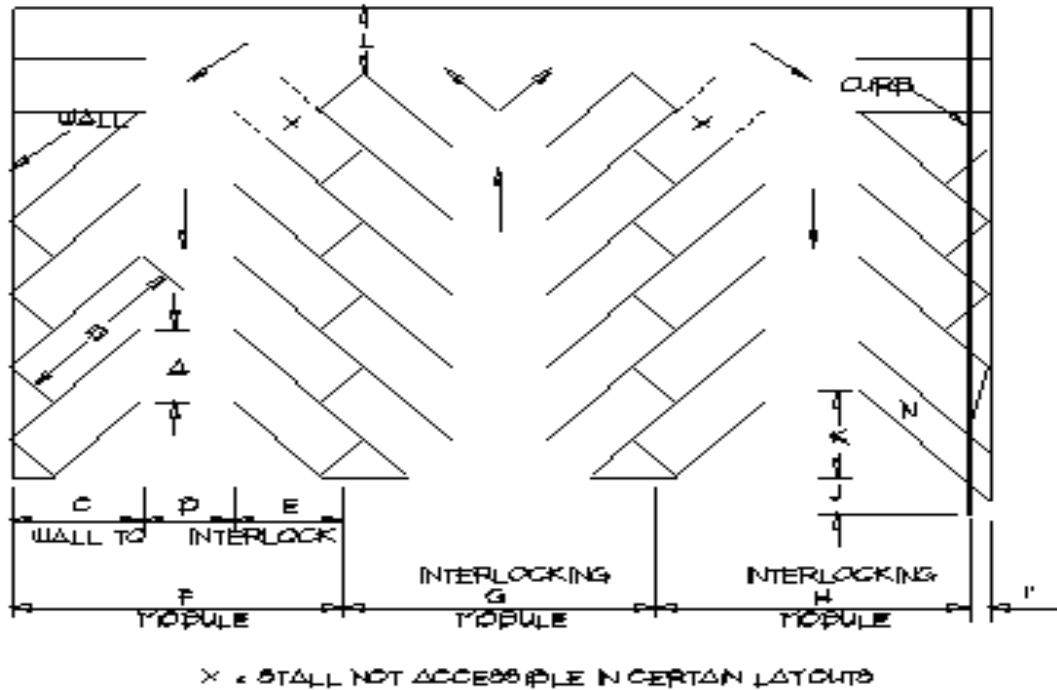
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8. **Parking Spaces for Persons with Disabilities:** Parking spaces for persons with disabilities shall include a five (5) foot wide access aisle adjacent to the right side of each parking space. The parking space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp complying with Americans with Disabilities Act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops. Signs designating parking spaces for disabled people shall be located in front of each parking space, and shall be mounted four (4) feet above the ground, in addition to blue wheelchair logo being painted on the parking space itself.



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9. Screening: Whenever a parking lot or a driveway to a parking lot is established so as to adjoin the side or abut the rear line of a lot in a residential zoning district, a solid masonry or solid material fence six (6) feet in height or of other material or height as allowed or required by the Planning and Zoning Commission (subject also to the fence height regulations established in Sections 5.08 and 5.09 of this Ordinance) shall be constructed and maintained along said side or rear lot line.
10. Lighting: Parking lots used during hours of darkness shall not exceed five (5) foot candles. Lighting shall be indirect, hooded and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty (20) feet in height above grade.

Dimension	On Diagram	Angle			
		45	60	75	90
Stall width, parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	28.5	24.3	21.5	19.0
Stall depth to wall	C	20.0	21.0	20.5	19.0
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	17.0	19.0	19.5	19.0
Module, wall to interlock	F	49.0	56.0	63.0	64.0
Module, interlocking	G	46.0	54.0	62.0	64.0
Module, interlock to curb face	H	47.0	53.7	60.5	61.5
Bumper overhang, (Typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.4	2.6	0.6	0.0
Setback	K	13.8	10.4	4.9	0.0
Cross aisle, one way	L	14.0	14.0	14.0	14.0
Cross aisle, two way	M	24.0	24.0	24.0	24.0
Access aisle	N	5.0	5.0	5.0	5.0

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11. One parking space for persons with disabilities shall be required for any development having 25 or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as parking spaces for persons with disabilities.
- C. The use of tandem parking spaces to meet the off-street parking requirements of this Chapter is not permitted in any Zoning District.  
(Manual, Amended, 03/03/2000)

### Section 7.04 Schedule of Required Off-Street Spaces.

- A. **Off-Street Parking Spaces.** Shall be provided for each specified use in accordance with the schedule below.
- B. **Definitions.** In calculating the total number of required parking spaces, "usable area" as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, rostrums, hallways, etc), and the term "seat" shall also include each thirty (30) inches of bench seating when individual seats are not provided.
- C. **Mixed Use Developments.** In the event of mixed use developments, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.
- D. **Fractional Amount.** In calculating the total number of required off-street parking spaces, fractional amounts shall be rounded upward to the next whole parking space.
- E. **Unlisted Uses.** Minimum parking requirements for a specific use not listed in this Section shall be determined by the Community Development Director with appeal to the Planning and Zoning Commission.
- F. **Parking in Areas Zoned "Commercial Common".** Uses located on lots less than 20,000 square feet in areas with a zoning designation of "Commercial Common" are not required to meet the minimum parking schedule herein listed. The off-street parking provided in the common parking areas shall be deemed sufficient to meet the off-street parking demands for the uses on the lots under 20,000 square feet. Uses on lots 20,000 square feet or more in size, that are located in an area zoned "Commercial Common", shall meet at least the minimum off-street parking demand on the lot where the use is located, in accordance with the schedule herein provided in this ordinance.
- G. **Schedule.**
  1. Residential Use:
    - a. One- or two-family residence: 2 per dwelling unit
    - b. Multiple dwellings:

Efficiency units	1½ per dwelling unit
One-bedroom units	1½ per dwelling unit
Two or more bedroom units	2 per dwelling unit

Multiple dwellings shall also provide guest parking at a rate of .25 parking spaces per dwelling unit.

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| c. | Rooming houses, fraternities, sororities, resident clubs, lodges | 1 per sleeping room or 1 per bed, whichever is greater.  |
| d. | Mobile home parks and subdivision                                | 2 per mobile home site, plus 1 per 2 employees; 1 per 400 square feet of recreation hall or club house area. |
| e. | Model Homes  | 1 for each person stationed on site, plus two spaces.  |
2. Commercial sales and service:
- |    |  |  |
|----|--|--|
| a. | Restaurants, bars, cocktail lounges                    | 1 per 50 sq. ft. of useable floor area plus 1 per 2 employees.   |
| b. | Drive-in food or drink places with on-site consumption | 1 per 50 sq. ft. of usable floor area, plus 1 per 2 employees.   |
| c. | Mortuaries, funeral homes                              | 1 space for each 75 sq. ft. of G.F.A. of public assembly area.   |
| d. | Self-service laundries and dry cleaners                | 1 per 2 machines.  |
| e. | Open air businesses                                    | 1 per 500 sq. ft. of sales area for first 2,000 sq. ft. plus 1 per additional 2000 sq. ft.   |
| f. | Auto sales lots  | 1 per each 300 sq. ft. of office area and covered parking area. 2 for the first 10,000 sq. ft. or portion thereof and 1 for each additional 10,000 ft., or portion thereof, plus 1 per employee. |
| g. | Gas service stations                                   | 1 per each 375 sq. ft. of building.  |
| h. | Car wash:  | 1 per employee, plus reserve spaces equal to 5 times the wash capacity.  |

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i.	Motor vehicle and machinery sales, auto repair shops	1 per 200 sq. ft. of floor area.
j.	Planned shopping centers under unified control	Requirements for all uses elsewhere specified herein, plus 1 per 250 sq. ft. of gross leasable space.
k.	Barbershops, beauty shops	2 per service chair.
l.	Furniture and appliance stores, household equipment	1 per 800 sq.ft. floor area.
m.	Supermarkets, drugstores	1 per 250 sq. ft. of gross leasable space
n.	Hotels, motels	1 per guest room or suite, plus 1 per 2 employees.
o.	Bus depots	1 per 150 sq. ft. of waiting room space.
p.	Skating rinks, dance halls, dance studios	1 per 3 persons of maximum capacity permitted by fire regulations.
q.	Bowling alleys	4 per bowling lane, plus 1 per 5 seats in gallery, plus 1 per 2 employees.
r.	Billiard parlors	1 per 2 billiard tables, plus 1 per 2 employees.
s.	Gymnasiums, health studios	1 per 400 sq. ft. of usable floor area, plus 1 per 2 employees.
t.	Private golf clubs, swimming and tennis clubs	1 per every 5 member families or individuals.
u.	Theaters, auditoriums, gymnasiums and similar places of public assembly	1 per every 4 person occupancy capacity.



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3. Offices and Clinic Uses
  - a. Offices, banks, savings and loan agencies 1 per 250 sq. ft. of gross floor area.
  - b. Medical and dental offices and clinics 1 per 100 sq. ft. of waiting room, plus 1 per examination room or dental chair, plus 1 per 2 employees.
  - c. Nursing homes, convalescent homes, and homes for the aged 1 per 4 beds.
4. Schools and Institutions
  - a. Elementary and intermediate schools 1 per employee.
  - b. High schools 1 per 8 students, plus 1 per employee.
  - c. Junior colleges, colleges, universities 1 per 3 enrolled full-time day students plus 1 per 2 employees.
  - d. Trade schools, business college 1 per 150 sq. ft. of gross floor area.
  - e. Hospitals 1 per 2 beds, plus 1 per employee.
  - f. Churches, community centers, assembly halls, clubs, and libraries. 1 space per each 75 s.f. of G.F.A. used for public assembly.
5. Manufacturing and industrial uses
  - a. Manufacturing 2 per every 3 employees
  - b. Telemarketing, data processing centers 1 per 50 square feet
  - c. Other industrial uses 1 per 300 square feet
  - d. Warehousing or wholesaling 1 per 800 square feet
  - e. Mini-Storage 1 per 35 spaces; plus 1 for the manager

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### H. Schedule of Loading Space Requirements:

Total Floor Area of Building	Number of Loading Spaces Required
1,000 to 10,000 sq. ft.	1
10,000 to 30,000 sq. ft.	2
30,000 to 50,000 sq. ft.	3
For each additional 100,000 sq. ft.	1

**I. Off-Street Loading Spaces.** Off-street loading spaces shall not be permitted in any required front yard, nor in any required side yard except in a nonresidential district where a side yard abuts an alley. Off-street loading space may occupy all or any part of a required rear yard, except as otherwise provided herein, and may be partially or entirely enclosed within a building. All loading areas abutting residential zoning districts shall be screened from the residential zoning districts.

**J. Alley Abutment.** Where a building or use in a nonresidential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces. No alley abutting any residential district may be so used.

**K. Off-street Loading Space Dimensions.** Every required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of forty-five (45) feet and a minimum height of fourteen (14) feet, exclusive of access aisles and maneuvering space.

### L. Parking Lot Landscaping.

- Amount required.** In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one (1) tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape areas shall be a minimum of ten (10) feet wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
- Location.** The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.
- Plant type.** A mixture of hardy flowering and/or decorative desert plants, and deciduous trees may be planted. Plants that provide maximum screening at ground level up to three and one-half (3 1/2) feet should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.